Davies Hiller
01707 274237

Hitchin
Industrial
FOR SALE/TO LET



WORKSHOP / WAREHOUSE UNIT
4,236 SQ FT (GIA) APPROX.

Price: £600,000 No VAT
Rent: £36,000 p.a.

Unit 7 Cam Centre
Wilbury Way
Hitchin
Hertfordshire
SG4 0TW

- Rear ground and first floor offices
- Full-size loading door (3.3m wide x 4m high).
- 5m headroom
- No VAT Payable
- Parking for 6-8 cars.

Ref I56-8

UNIT 7 CAM CENTRE, WILBURY WAY, HITCHIN, HERTFORDSHIRE, SG4 0TW

LOCATION

Hitchin is an attractive Hertfordshire market town on the fast A505 dual carriageway approximately 5 miles west of Stevenage (Junction 8) and 10 miles east of Luton (Junction 10/11).

It has an individual character with an attractive town centre.

London Luton Airport is particularly convenient and this is a fast-electrified service to London Kings Cross (approx. 35 mins).

The property is located on the main commercial area located to the north west of the town and forms part of an area of high-quality modern development.

ACCOMMODATION

A well-lit, single-bay warehouse / production unit incorporating air-conditioned first-floor offices to the rear and a raised loading area to the front.

The unit benefits from the following features:

* Clear, column-free warehouse accommodation.
* 5m clear internal headroom.
* New LED lighting and an electric fuse board within the warehouse.
* Full-size electric loading door (3.3m wide x 4m high).
* Kitchen facilities and separate male and female WCs.
* On-site parking for approximately 6-8 cars.

The head leaseholder has also prepared plans for the installation of an integrated access ramp to provide ramped access to the unit.

FLOOR AREAS (approx. GIA)	Sq Ft
Ground Floor	3,962
First Floor	274
TOTAL	4,236

TERMS

For sale on the basis of the long leasehold interest (999 years from 25 March 1986) at a peppercorn rent). Price £600,000.

Alternatively the property is available to let on a new lease for a term to be agreed. Rent £36,000 per annum.

VAT is not payable.

BUSINESS RATES

Please see the Valuation Office Agency website (www.voa.gov.uk). Indicated assessment £36.750.

Rates payable approx. 43.2% for the y/e 31/3/2027.

EPC

B (39)





For further information / viewing please contact Davies Hiller on 01707 274237

Daniel Hiller Daniel@DaviesHiller.co.uk

Clay Davies Clay@DaviesHiller.co.uk

Notes: Unless otherwise stated all prices, rents or other stated costs are subject to VAT (to be verified). Under Anti-Money-Laundering Regulations we are required to obtain proof of identity for individuals and controlling Directors of companies on any sales or on lettings of more than €10,000 per month. The Code of Practice on Commercial Leases recommends that you seek professional guidance before agreeing or signing a business tenancy. www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1sr-ediction. The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are threrefore expressly excluded from any contract.

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